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L HOUSING AND
POPULATION
MONITORING REPORT

JANUARY TO DECEMBER
1980

PLANNING AND DEVELOPMENT DEPARTMENT
THE REGIONAL MUNICIPALITY OF
HAMILTON-WENTWORTH


APRIL 1981

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1980 HOUSING AND POPULATION MONITORING REPORT

TABLE OF CONTENTS

<u>CHAPTER</u>		<u>PAGE</u>
	Summary	
1.0	Introduction	1
2.0	Population	3
3.0	Housing Production	7
4.0	Inventory of Residential Lots	11
5.0	Assisted Housing Programs	13
6.0	The Apartment Sector	17
7.0	Comparison of Housing Prices	21
8.0	Housing Renewal Programs	25
	Appendices	

SUMMARY

The 1980 housing monitoring report concluded that:

- o The Region's population increased by 782 persons (0.2%) in 1980, well below the projected growth rate figure of 1.06% compounded.
- o There will be a continuing demand for housing (particularly smaller and higher density units) due to the changing age distribution of the population and the trend towards smaller households.
- o The production of row and apartment units in 1980 was considerably below the established requirements.
- o Except for apartment units, a more than adequate supply of residential lots exists in the Region.
- o Although there were some 576 new assisted housing units completed or committed in 1980, the production of new units continues to sag well below demand.
- o The rate of apartment vacancies decreased in all of the area municipalities in the Region in 1980.
- o The cost of apartment rents in the Region remains below the other major centres in southern Ontario despite a 10% increase in the City of Hamilton.

1.0 INTRODUCTION

In 1976, Regional Council received a report, prepared by Peter Barnard and Associates entitled Future Housing Requirements in the Regional Municipality of Hamilton-Wentworth

This study examined and made recommendations regarding: required units of housing, housing assistance priorities, the rental sector, rehabilitation of housing stock and a housing monitoring program.

In 1976, Regional Council approved a Housing Inventory report which included a number of annual targets and objectives with regard to housing. Circumstances have changed since these targets were adopted. Staff at the direction of Council and with the financial assistance of the Ministry of Housing, are preparing a comprehensive "Update" of the Region's housing objectives. It is expected that this "Update" will be complete in early 1982. In the meantime, staff are continuing to monitor the housing field using the existing objectives of Council.

This is the sixth monitoring report presented to Planning and Development Committee and covers the period January 1st to December 31st, 1980. The purpose of this report is to examine the housing market in 1980 and to evaluate its performance in light of Regional housing policies. In addition to housing information, an examination of the Region's population change is also presented.

2.0 POPULATION

The population of Hamilton-Wentworth increased by 782 (0.2%) in 1980, bringing the total population of the Region to 410,648. This compares to the 1979 population increase of 953 (0.2%) and the actual decrease in population of 3,667 (-0.9%) in 1978.

The population growth in the area municipalities is shown on Table A-1 in the Appendix. The Town of Stoney Creek again exhibited the largest actual and proportional population increase while the City of Hamilton registered a decrease in population of 1,403 persons (-0.5%). The Township of Glanbrook also had a decrease in population of 197 (-2.0%) individuals.

The population figures were adjusted this year to correct a miscount of students in residence at McMaster University.

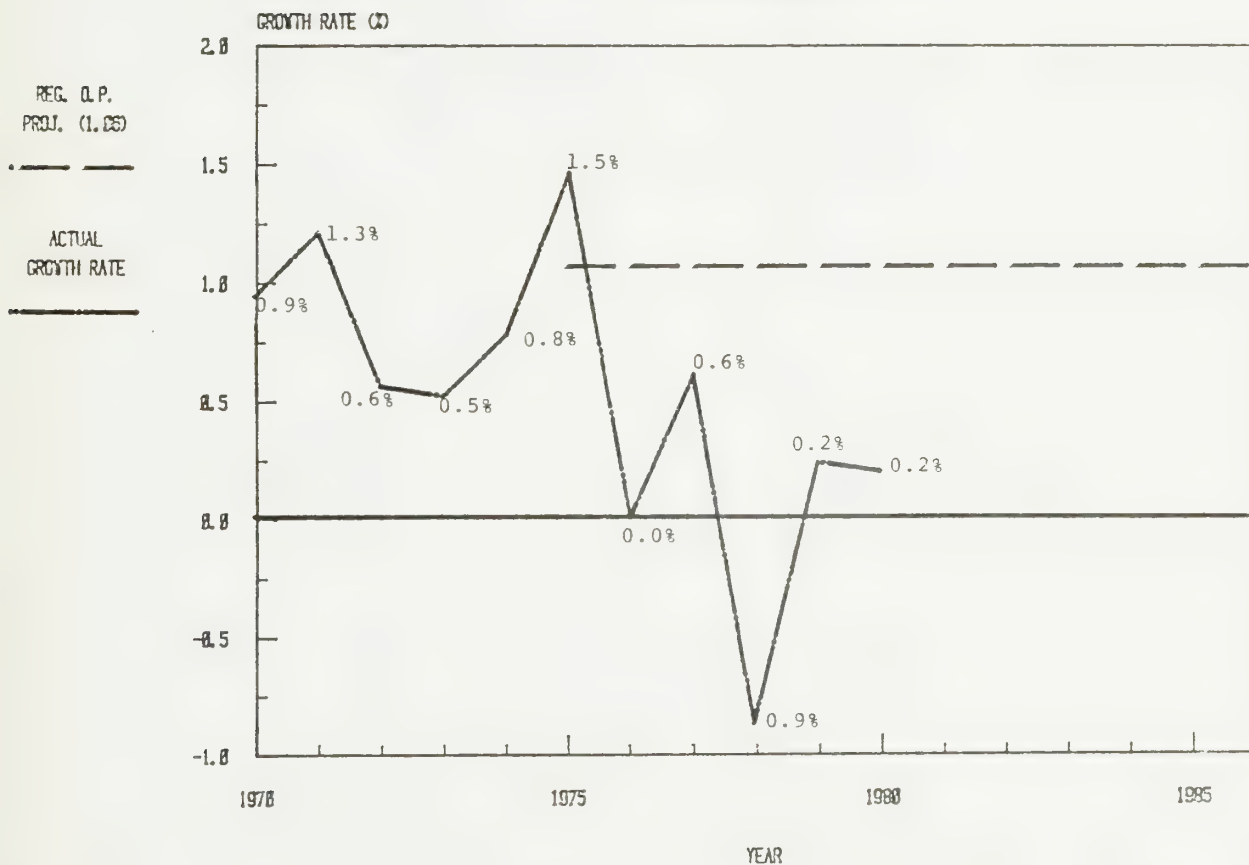
2.1 POPULATION GROWTH RATE

Figure 2.1 examines the population growth rate of the Region over the past ten years. The growth rate forecast in the Regional Official Plan is 1.2% annually (1.06% compounded).

Figure 2.1

REGIONAL POPULATION GROWTH RATE

SOURCE: ASSESSMENT



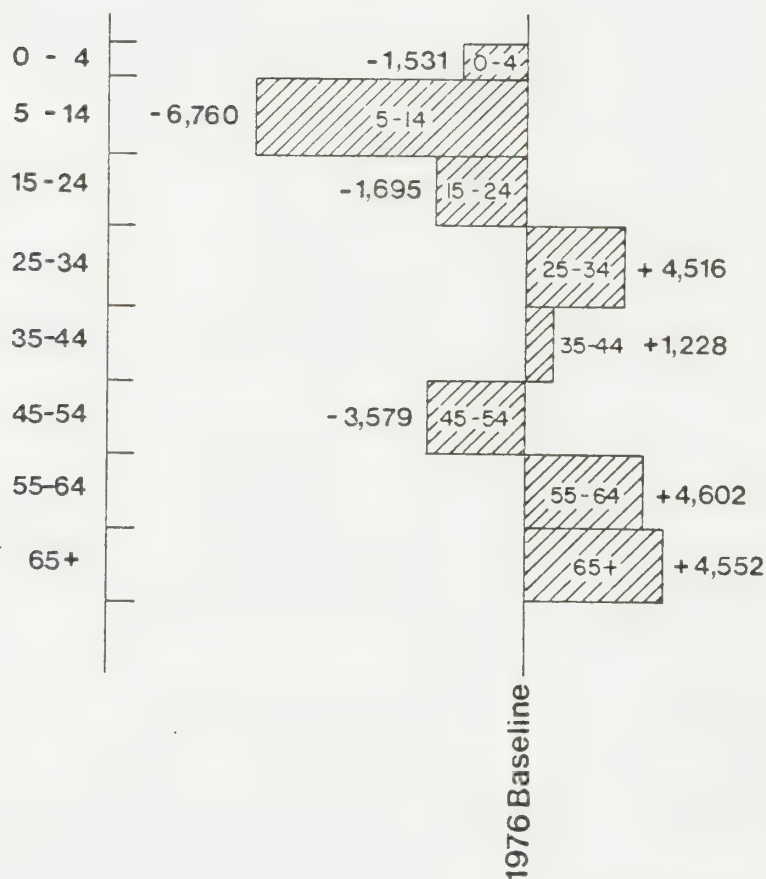
The average annual population growth rate over the ten year period from 1970 - 1980 was 0.4%, considerably lower than the forecast used for the Regional Official Plan (1.2% per annum, 1.06% compounded). The population growth rate has, however, shown a slight upturn in the last two years. Regional staff are presently re-examining the Region's population forecast in light of changing demographic and social trends.

2.2 REGIONAL POPULATION BY AGE CATEGORY

The distribution of the population by age is important because age is a key determinant in the quantity and type of housing units demanded.

Figure 2.2 indicates the change in the population of the Region since 1976 by age category.

FIGURE 2.2 Change in Regional Population From 1976-1980 by Age Category



The graph reveals a number of significant trends. The graph shows that there has been a significant increase in the population in the 25 - 34 age category since 1976. This "bulge" in the population is often referred to as the "Post War Baby Boom". The 25 - 34 age category is important since it marks the stage at which individuals tend to form their own households for the first time. Therefore, the increase in population in this age category would tend to raise the demand for additional housing units in spite of the slow overall population growth. Since a large proportion of people in this age category tend to occupy rental housing units, an additional demand for these may be expected.

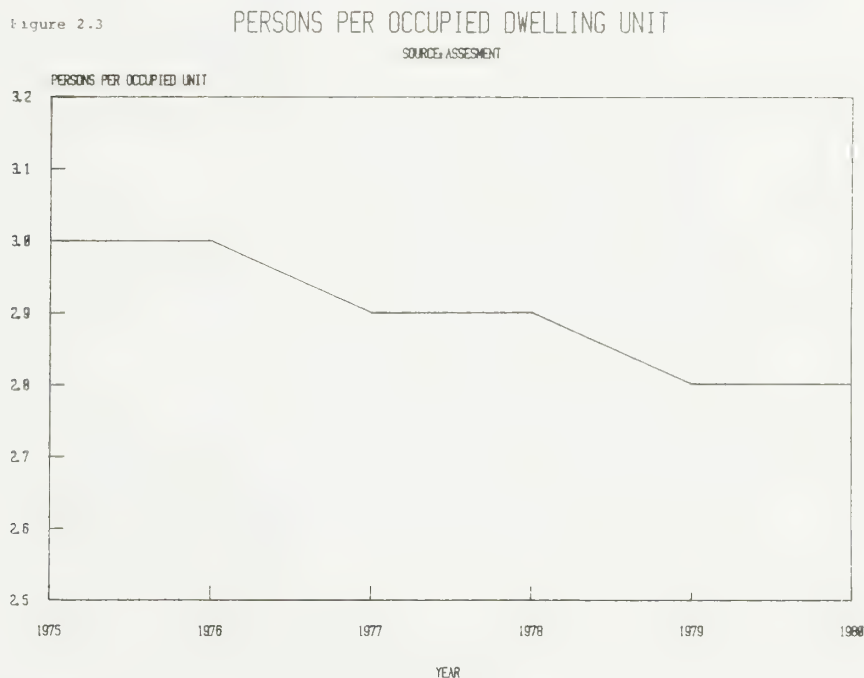
Similarly, there has been a significant increase in the population aged 55 and over. This may result in an increased demand for smaller housing units, due to the typical decrease in family size in these age groups (caused by children leaving the family household and the death of spouses). In addition, the increase in the number of senior citizens may result in an increased demand for assisted units.

A third trend is the decrease in the proportion of population in the lower age categories as a result of a decline in birth rates. This decline may result in an increased demand for smaller housing units.

A detailed age group breakdown by area municipality is shown in Appendix A-2.

2.3 PERSONS PER OCCUPIED DWELLING UNIT

Figure 2.3 shows the number of persons per occupied dwelling unit over the five-year period from 1975 - 1980.



The graph shows that the Region is continuing to experience a decline in the number of persons per dwelling unit (1980 2.78). The rate of the decline is faster than that forecasted in the Future Housing Requirements Study prepared by Peter Barnard and Associates, which suggested that the rate would decline to 2.9 by 1981, a figure which has already been passed. This trend towards smaller households has resulted in an increased demand for housing units (particularly row and apartment units) despite the Region's slow population growth.

Table A-3 in the Appendix shows the number of persons per occupied dwelling unit by area municipality.

2.4 CONCLUSION - POPULATION

The population trends indicate a continued slow population growth in the Region, although the Regional growth rate is rising. A continued decline in the average household size and an increase in the number of persons in the active family formation age groups will result in a continued demand for housing (particularly smaller rental units) in the short term.

In addition, growth in the upper age groups may result in a further demand for assisted units.

It should be noted that these trends are not unique to the Region but are typical in the Province as a whole.

Further, the City of Hamilton seems to be going through a re-adjustment period. This is due to changing age structures and lifestyles combined with limited new housing unit construction in the city. The conversion of duplexes and triplexes to single family units as house rehabilitation occurs may also be partially responsible. This last phenomena will be examined in more detail by staff.

3.0 HOUSING PRODUCTION

Based on the Official Plan growth rate of 1.2% (1.06% compounded) per year, an estimated annual requirement of 3,900 residential units was established for the period 1976 to 1981. As shown below, the total number of new housing units which became available for occupancy in 1980 was 1,215. The total number of new housing units completed in 1979 was 1,472.

Figure 3.1 1980 - PRODUCTION OF HOUSING UNITS BY TYPE

UNIT TYPE	ESTIMATED ANNUAL REQUIREMENT	NEW HOUSING UNITS COMPLETED IN 1980
Singles & Semis	1,433 (37%)	963 (79%)
Row	780 (20%)	52 (4%)
Apartment	1,677 (43%)	200 (17%)
TOTAL	3,900 (100%)	1,215 (100%)

Source - CMHC

3.1 HOUSING PRODUCTION BY TYPE

As figure 3.1 shows, the mix of housing types produced in 1980 was considerably different than the estimated housing requirements mix. The majority of units completed in 1980 were low density single family or semi-attached units. The actual number of row and apartment units produced was considerably lower than the estimated requirements. This drop in the production of higher density units could present a problem in the availability of rental accommodation in the future.

Figure 3.2 compares, over time, the production of housing units against the estimated annual housing requirements which were forecasted in the Future Housing Requirements Study prepared by Peter Barnard and Associates.

Figure 3.2

HOUSING UNIT PRODUCTION 1976-1980

SOURCE: C.M.H.C.

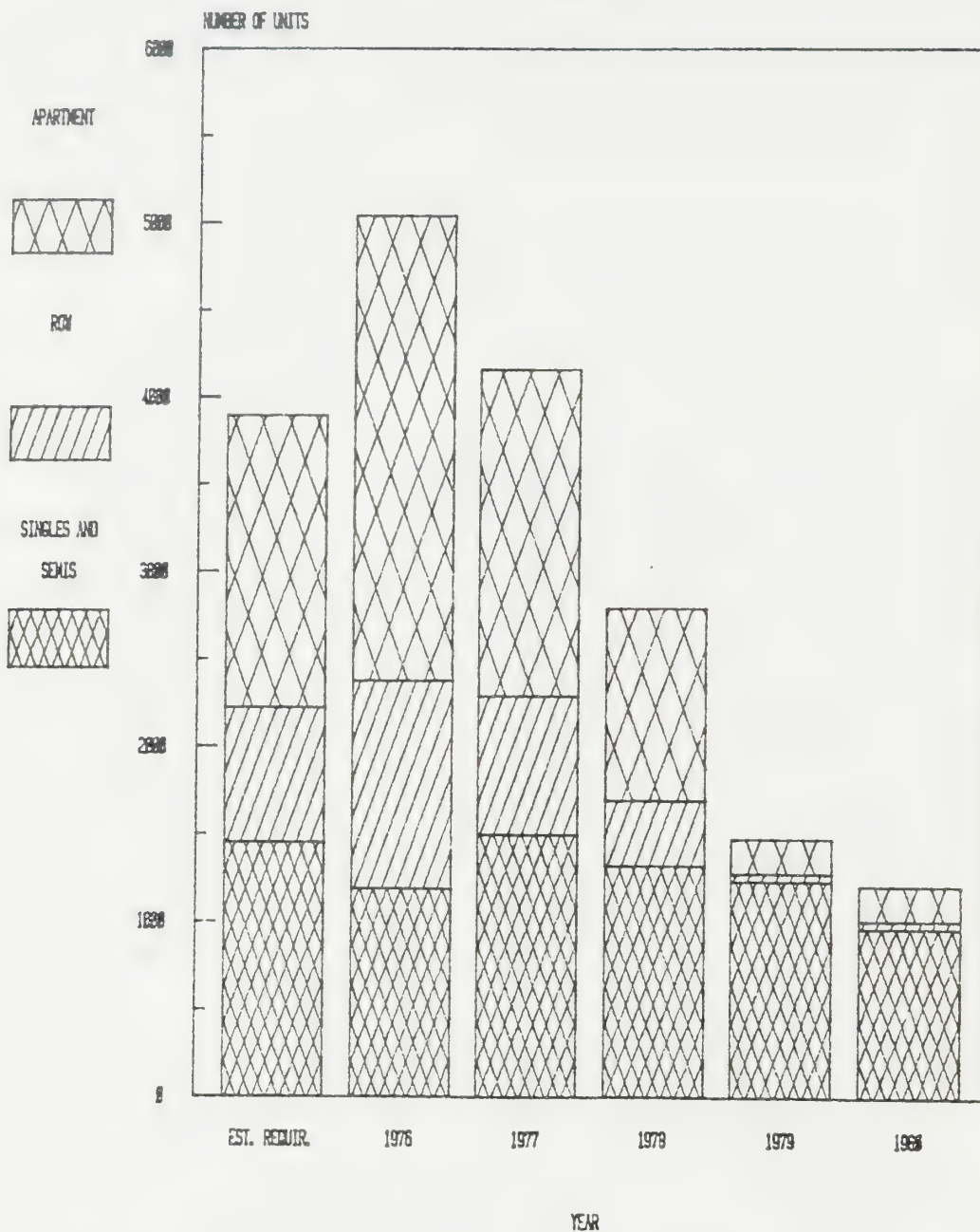


Figure 3.2 shows that although some over-production of apartment and row housing occurred in 1976 and 1977, it does not offset the very low production of these unit types in 1979 and 1980.

3.2 EXISTING HOUSING STOCK

The estimated inventory of housing units presently existing in the Region is shown in Figure 3.3. The table shows that the City of Hamilton and the Towns of Dundas and Stoney Creek offer a complete range of housing types, while the other area municipalities do not.

Figure 3.3 - ESTIMATED HOUSING STOCK - 1980

MUNICIPALITY	SINGLES		SEMIS		ROW		APARTMENTS		TOTAL
ANCASTER	4352	96%	38	1%	51	1%	83	2%	4,524
DUNDAS	4653	68%	229	3%	356	5%	1590	24%	6,828
FLAMBOROUGH	6700	87%	142	2%	57	1%	774	10%	7,673
GLANBROOK	2872	97%	28	1%	0	0%	53	2%	2,953
HAMILTON	57,318	48%	12,059	10%	6514	5%	44,588	37%	120,479
STONEY CREEK	8483	71%	505	4%	451	4%	2516	21%	11955
TOTAL REGION	84,378	55%	13,001	8%	7429	5%	49,604	32%	154,412

SOURCE: Regional Planning Department.

3.3 CONCLUSIONS - HOUSING PRODUCTION

It is clear that production of row and apartment residential units has been considerably below Regional objectives. The production of total housing units was however, basically in keeping with the population growth experienced.

4.0 INVENTORY OF RESIDENTIAL LOTS

The Future Housing Requirements Study prepared by Peter Barnard and Associates recommended that an adequate inventory of: registered residential lots, draft approved lots and residential lots under consideration be maintained to ensure the short term housing supply. The study recommended that the number of draft approved residential lots be approximately two times the annual needs forecast for each of singles, semis and row housing, and three times the annual needs forecast for apartments.

Figure 4.1 - RESIDENTIAL LOT INVENTORY*

UNIT TYPE	ESTIMATED ANNUAL REQUIREMENTS TO 1981	SHORT TERM SUPPLY RECOMMENDED TARGETS	REGISTERED IN 1980	SHORT TERM SUPPLY DECEMBER 31, 1980		TOTAL
				DRAFT APPROVED	UNDER CONSIDERATION	
Single & Semi	1,443	2,886	865 (784)	6,631 (6,823)	4,522 (3,488)	12,018 (11,095)
Row	780	1,560	35 (56)	1,723 (1,854)	2,132 (2,385)	3,890 (4,295)
Apartments	1,677	5,031	132 (100)	636 (714)	619 (630)	1,387 (1,444)
TOTAL	3,900	9,477	1,032 (940)	8,990 (9,391)	7,273 (6,503)	17,295 (16,834)

SOURCE: Regional Planning Department

(1979 in brackets)

*The inventory does not include: a) existing lots of record that have not been built upon
b) the apartment construction that may be permitted under existing zonings in older neighbourhoods

Figure 4.1 indicates that, except for lots suitable for apartment structures, a more than adequate supply of all types of residential lots exists. In addition to the lots listed in the inventory, additional land zoned for high density residential purposes exists in older neighbourhoods in the various municipalities. However, problems in the assembly of adequate parcels of land and the cost of inner city land as well as recent interest rates may be inhibiting the construction of apartment units in these locations.

The low number of lots created by registered plan of subdivision in 1980 may reflect the general slow down in the construction industry and a surplus of unbuilt lots.

Should a renewed demand for lots occur, an adequate supply of lots which are already draft approved, could be brought on the market in a relatively short time.

4.2 CONCLUSION - LOT INVENTORY

The Region is continuing to build up a large inventory of residential lots. Since a more than adequate supply of lots exists, (except for apartment units) the further extension of physical services to new residential areas should be discouraged.

5.0 ASSISTED HOUSING

The field of assisted housing is a confusing one due to the number of different agencies and programs involved. The agencies involved in the field include: the Federal Government through the Canada Mortgage and Housing Corporation, the Provincial Government through the Ontario Housing Corporation and the Hamilton-Wentworth Housing Authority, the Area Municipalities through authorities such as the Hamilton Housing Company and community groups such as the Victoria Park Association and various church groups.

5.1 INVENTORY OF ASSISTED RENTAL UNITS

Figure 5.1 shows the approximate total number of assisted units existing in the Region during 1980 under the various agencies and programs functioning in the Region.

Figure 5.1 INVENTORY OF ASSISTED RENTAL HOUSING UNITS*
DECEMBER 31, 1980

<u>MUNICIPALITY</u>	<u>SENIOR CITIZENS</u>	<u>FAMILIES</u>
Ancaster	45	-
Dundas	29	25
Flamborough	9	-
Glanbrook	-	-
Hamilton	4,314	2,593
Stoney Creek	43	43
<hr/>		
Region	4,450	2,661

* Does not include units under the Non-Profit Limited Dividend Program (in 1976 there were an estimated 1,400 Limited Dividend Units).

The inventory shows that the majority of the Assisted housing units in the Region are in the City of Hamilton. A number of other area municipalities appear to be in need of assisted housing.

5.2 PRODUCTION OF ASSISTED HOUSING UNITS

In the Housing Inventory Report, which was adopted by Council in 1976, targets for the production of assisted housing units were set at 400 family units and 110 senior citizen units annually. In 1980, some 118 rent supplement units were added to the inventory. In addition, 462 new "non-profit" units were added, under construction or committed (e.g. Jewish Home for the Aged). This new production represents a total of 154 units for families and 422 units for seniors.

This additional 1980 assisted housing inventory marks the first time in several years that a substantial increase in the inventory has been realized. However, the production of assisted housing units over the past four years has fallen considerably below the target.

5.3 APPLICANTS ON WAITING LISTS

Information supplied by the Hamilton-Wentworth Housing Authority indicates the following breakdown of applicants, by Municipality, who are on waiting lists for assisted rental accommodation.

Figure 5.2 NUMBER OF APPLICANTS ON WAITING LIST FOR ASSISTED RENTAL ACCOMMODATIONS (AS OF DEC. 31, 1980)

MUNICIPALITY	SENIOR CITIZENS		FAMILIES		TOTAL	
	1979	1980	1979	1980	1979	1980
Hamilton	157	231	481	521	638	752
Stoney Creek	28	21	31	17	59	38
Dundas	18	16	18	14	36	30
Ancaster	7	10	-	-	-	10
Flamborough	-	-	-	-	-	-
Glanbrook	-	-	-	-	-	-
REGIONAL TOTAL	210 210	278	530	552	740	830

The number of applicants who were waiting for assisted accommodation has risen since 1979 by approximately 12%.

The Ontario Housing Corporation normally experiences a high rate of rejection by families seeking subsidized housing when units are offered to them in subsidized housing projects. Therefore, the waiting list is not truly representative of the families awaiting subsidized accommodation.

In 1979, a study was jointly prepared by the Regional Planning and Development Department, the Regional Social Services Department and the Hamilton-Wentworth Housing Authority to determine (among other things) the reason for this high rate of rejection and the reason why persons who qualify for assisted housing do not apply for it.

The report concluded that the high rejection rate and the low application rates were the result of the prospective applicants dislike of: the social environment, the location, and the type of units offered to them. The study further recommended that the waiting list for assisted housing was a poor indicator of the need for assisted housing and that a shortage of assisted housing in the Region exists.

5.4 REGIONAL SHELTER ASSISTANCE

The Department of Social Services offers shelter assistance associated with two of their assistance programs.

In 1979, some 36,304 "Shelter Shortfall Allowance" cheques were issued to recipients of General Welfare Allowance (families and singles). The Shelter Shortfall Allowance cheques were up to \$30.00 each which amounted to approximately \$881,600 for all of 1980. This sum is subsidized 50% by the Province.

In addition, Supplementary Shelter Allowance cheques of up to \$30.00 are issued to recipients of Family Benefit Allowance and Old Age Security recipients. In 1980, 36,321 cheques were issued under this program for an annual total of approximately \$882,220.

5.5 CONCLUSION - ASSISTED HOUSING

Although new assisted housing commitments for 1980 are encouraging, production of assisted units over the last few years have been well below the targets adopted by Council in 1976.

The number of persons on the waiting list for assisted housing (830 in 1980) indicates a significant demand for units of this sort.

Better indicators are needed to determine the true extent of the demand for assisted units in the Region. Also, there is a need to examine the assisted housing delivery system in the Region to ensure that adequate assisted housing is being provided in an efficient manner.

6.0 THE APARTMENT SECTOR

As previously noted, the construction of apartment units in 1980 was well below the target requirement. Only 200 apartment units were completed in 1980.

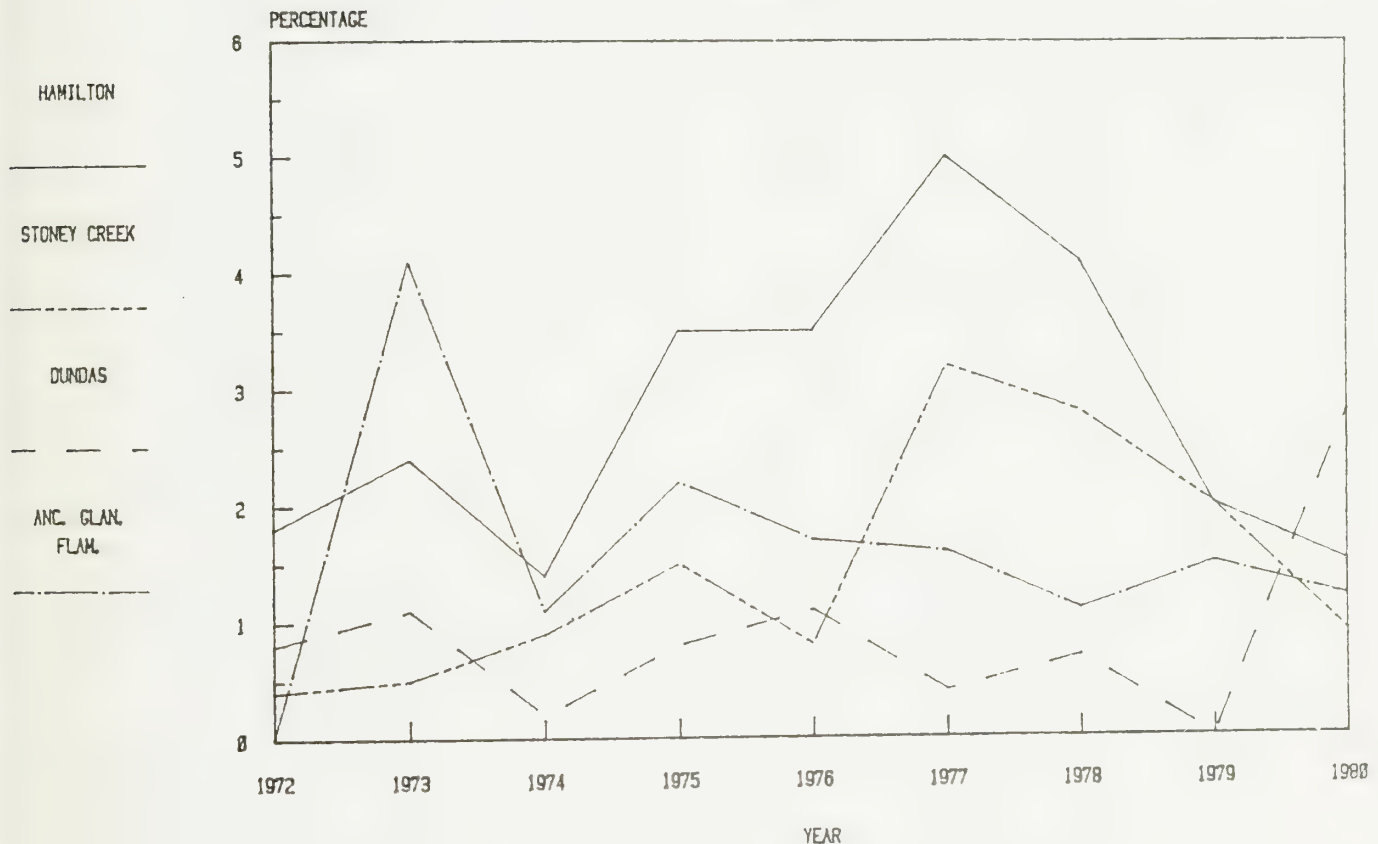
6.1 APARTMENT VACANCY RATES

Figure 6.1 shows the rental apartment vacancy rate in the Area Municipalities of the Region. The diagram shows that significant drops in vacancy rates occurred in all area municipalities.

Figure 6.1

VACANCY RATE IN APARTMENT STRUCTURES

SOURCE C. M. H. C.



By October of 1980, all Area Municipalities, with the exception of Dundas, had an apartment vacancy rate of less than two percent (2%). Dundas had a vacancy rate of 2.8%, higher than others probably because of the 1980 opening of Governor's Green apartments. The average vacancy rate for all major metropolitan areas in southern Ontario in October of 1980 was 2.1%, which was higher than the rates experienced in Hamilton-Wentworth. However, the vacancy rate in Metropolitan Toronto was 0.6%.

6.2 COST OF RENTAL APARTMENTS

Figure 6.2 shows the average rent paid for two bedroom apartments in the various area municipalities.

Figure 6.2 AVERAGE RENT FOR TWO BEDROOM APARTMENT UNITS*

MUNICIPALITY	RENTS 1978	1979	1980	AVG. CHANGE IN ACTUAL \$ 1979 - 1980
Dundas	233	272	307	12.8%
Hamilton	234	241	265	10.0%
Stoney Creek	227	234	250	6.8%
Ancaster)				
Glanbrook)				
Flamborough)	235	250	265	6.0%

All figures for October of cited year.

Source - CMHC

* Figures represent rents from a sample of apartment structures with 6 units and over. There has been no attempt to adjust the sample to the total universe.

The figures for Ancaster, Glanbrook and Flamborough includes Grimsby.

Rent is increasing at a higher rate than in past years. The increase for the City of Hamilton in 1979 was 2.9% and 10.0% in 1980. The rent increase in Dundas was actually less than the previous year.

Figure 6.3

AVERAGE RENTS IN HAMILTON-WENTWORTH

SOURCE C.M.H.C. (INCLUDING GROSSBY)

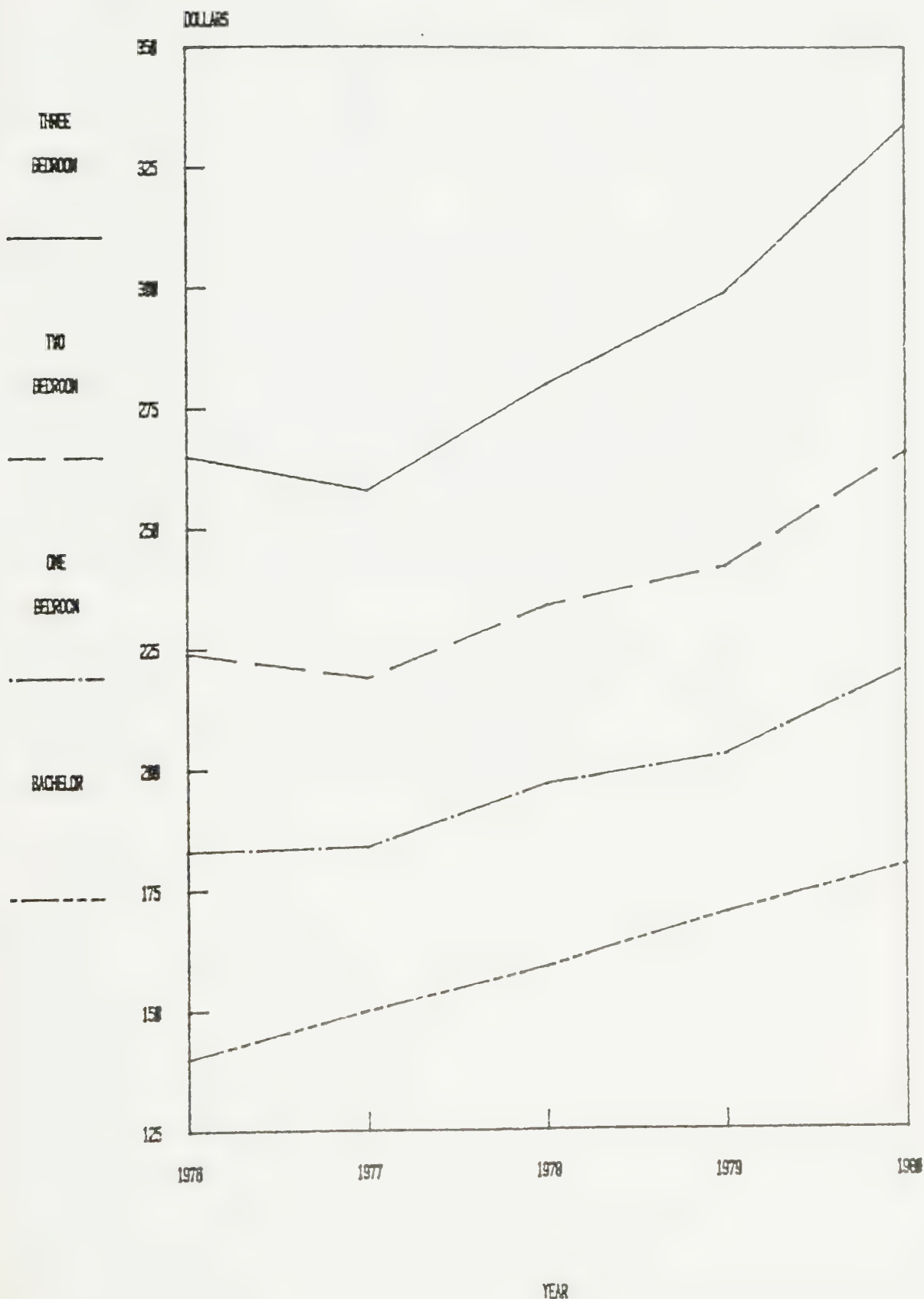


Figure 6.3 shows the increases in rent by type of apartment in the Region between 1976 and 1980. The rate of increase has been slightly higher over the past year. The average apartment rent for October of 1980 in the Region were as follows:

- Bachelor	\$180
- One Bedroom	221
- Two Bedroom	266
- Three Bedroom	334

6.3 CONCLUSION - THE APARTMENT SECTOR

The continued decline in apartment vacancy rates, the low number of new apartment units being constructed, and the anticipated high demand for apartment units could result in a shortage of apartment units in the near future.

It appears that the shortage of apartment units is beginning to result in a rise in the cost of rents. Further rises could stimulate new apartment construction. However, due to the high cost of land, high interest rates and rent control, the economic climate for the construction of new apartment units is not encouraging. However, the situation has not yet reached a crisis state.

However, the performance of the apartment sector should be closely monitored to determine if an adequate number of new apartment units are constructed. In the event that new units are not forthcoming, the Region should investigate the possibility of encouraging senior levels of government to initiate policies designed to stimulate the construction of rental apartment units.

7.0 COMPARISON OF HOUSING PRICES

The two tables in Figure 7.1 compare the prices of housing in Hamilton-Wentworth with other nearby Regions and Counties. The market values of two sample houses were used as an illustration.

House number 1, used in the study, is a three bedroom brick bungalow, five to eight years old. The house is 1,200 square feet on a 5,500 square foot, fully serviced lot. The neighbourhood is average and the other nearby houses are similar.

House number 2 is a detached, two-storey, four bedroom brick home, five to eight years old. The house is 2,000 square feet on a fully serviced 6,500 square foot lot. The neighbourhood is "prime residential" and the nearby homes are of similar quality.

The figures show that housing costs are comparatively lower in Hamilton than in the other municipalities surveyed. In 1980, the cost of sample house number 1 in Hamilton was tied for 7th in rank when compared to other municipalities. Hamilton was 6th in rank for house type number 2.

The increase in cost for house type 1 between 1979 and 1980 was \$2,000 or 3.5%. The increase in cost for house type 2 in the last year was \$8,500 or 11%.

Figure 7.1 - COMPARISON OF HOUSING PRICES IN HAMILTON-WENTWORTH
AND OTHER REGIONS

HOUSE NO. 1

<u>REGION OR COUNTY</u>	<u>SAMPLE MUNICIPALITY</u>	<u>PRICE</u>	<u>RANK</u>
<u>Hamilton-Wentworth</u>	<u>Hamilton</u>	<u>\$ 59,000</u>	7
Halton	Burlington	68,500	3
Wellington	Guelph	59,000	7
Waterloo	Kitchener	59,600	6
Middlesex	London	62,250	5
Peel	Mississauga	76,500	2
Ottawa-Carleton	Ottawa	63,000	4
Niagara	St. Catharines	55,500	9
Toronto	(Central)	102,000	1

HOUSE NO. 2

<u>REGION OR COUNTY</u>	<u>SAMPLE MUNICIPALITY</u>	<u>PRICE</u>	<u>RANK</u>
<u>Hamilton-Wentworth</u>	<u>Hamilton</u>	<u>\$ 87,500</u>	<u>6</u>
Halton	Burlington	102,000	2
Wellington	Guelph	85,000	7
Waterloo	Kitchener	79,000	8
Middlesex	London	91,200	5
Peel	Mississauga	99,000	3
Ottawa-Carleton	Ottawa	91,500	4
Niagara	St. Catharines	78,500	9
Toronto	(Central)	163,000	1

7.1 CONCLUSION - HOUSING PRICES

Hamilton Wentworth continues to have relatively low house prices. In 1980, the Region did not experience the large increases in house prices experienced by some other Regions.

8.0 HOUSING RENEWAL PROGRAMS

In 1980, programs for the rehabilitation of housing were operated by Federal, Provincial and Municipal Authorities.

8.1 RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM (R.R.A.P.)

In the past, Federal R.R.A.P. loans were available for the rehabilitation of rental properties located in designated Neighbourhood Improvement Program (N.I.P.) areas. The City of Hamilton was the only municipality in the Region that participated in N.I.P.

Although N.I.P. was terminated in 1978, projects which were already approved at that time are being allowed to reach completion.

In 1980, 93 housing units in the City of Hamilton received funds totalling \$354,367 under the R.R.A.P. program.

8.2 ONTARIO HOME RENEWAL PROGRAM (O.H.R.P.)

During 1980, all of the area municipalities in the Region participated in the Ontario Home Renewal Program (O.H.R.P.).

Under O.H.R.P., the Province of Ontario provides grants to participating municipalities to administer as loans and/or grant to owner-occupants whose family income is less than \$12,500 in 1980. Maximum funding available under this program in 1980 is \$7,500 per family.

Figure 8.1 indicates the number and value of loans which were approved in each of the area municipalities during 1980.

Figure 8.1 - O.H.R.P. LOANS BY AREA MUNICIPALITY

<u>MUNICIPALITY</u>	<u>APPROVED LOANS</u>		<u>VALUE</u>	
	<u>1979</u>	<u>1980</u>	<u>1979</u>	<u>1980</u>
Ancaster	7	6	\$ 7,180	\$ 9,870
Dundas	12	10	41,249	55,920
Flamborough	9	4	45,897	18,838
Glanbrook	8	4	29,689	15,014
Hamilton	148	85	551,272	335,340
Stoney Creek	4	8	4,241	10,890
<hr/>				
REGION	188	117	\$679,478	\$445,872
<hr/>				

SOURCE: Area Municipalities

The table indicates that fewer O.H.R.P. loans were processed in 1980 than in 1979.

8.3 MUNICIPAL REHABILITATION PROGRAMS

The City of Hamilton currently operates the Hamilton Rehabilitation Program which is designed to provide homeowners who do not qualify for R.R.A.P. or O.H.R.P. assistance with loans for the rehabilitation of their homes. Under the program, families with a combined income of less than \$17,500 can qualify for a loan. During 1980, 21 homeowners received loans totalling \$75,275 under the program.

8.4 FEDERAL IMPROVEMENT PROGRAMS

Several Government of Canada home improvement programs operated in 1980 including the Canadian Home Insulation Program (C.H.I.P.S.) and the oil furnace conversion grant program.

8.5 CONCLUSIONS - RENEWAL PROGRAMS

Renewal programs continue to be active in the Region although not as active as in 1979.

APPENDICES

TABLE A-1

POPULATION BY MUNICIPALITY

HAMILTON-WENTWORTH REGION

MUNICIPALITY	1975	1976	1977	1978	1979	1980	CHANGE 1979 - 80	
							ABSOLUTE	PERCENT
Ancaster	14,334	14,180	14,118	14,073	14,107	14,294	187	1.3%
Dundas	19,315	19,212	19,328	19,129	19,266	19,501	235	1.2%
Flamborough	22,863	23,364	23,867	23,747	24,017	24,234	217	0.9%
Glanbrook	10,057	10,047	10,039	9,945	9,934	9,737	-197	-2.0%
Hamilton *	313,565	312,955	314,351	310,818	308,646	307,243	-1403	- .5%
Stoney Creek	30,011	30,366	32,099	32,628	33,896	35,639	1743	5.1%
REGION TOTAL*	410,145	410,124	412,580	408,913	409,866	410,648	782	0.2%

SOURCE: September Census Enumeration, Wentworth Regional Assessment, Ministry of Revenue.

* Figures for Hamilton and the Region have been adjusted to correct a miscount of the student population which has occurred in past years.

TABLE A - 2

POPULATION BY AGE GROUP - 1980

	REGION		ANCASTER		DUNDAS		FLAMBOROUGH		GLANBROOK		HAMILTON		STONEY CREEK	
0- 4	23,281	5.9	767	5.4	1,099	5.7	1,595	6.7	567	5.9	16,757	5.7	2496	7.2
5- 13	51,786	13.1	1906	13.5	2,418	12.6	3,672	15.5	1514	15.9	36,984	12.5	5292	15.3
14-18	36,482	9.2	1623	11.5	1,731	9.1	2,463	10.4	1094	11.5	26,224	8.9	3347	9.7
19-25	53,204	13.4	1538	10.9	2,209	11.6	2,636	11.1	1026	10.8	41,730	14.1	4065	11.7
26-40	84,295	21.3	2745	19.5	4,113	21.5	5,443	23.0	2158	22.6	61,561	20.8	8275	23.9
41-64	103,690	26.1	4344	30.8	4,976	26.0	6,134	25.9	2561	26.9	77,000	26.1	8675	25.0
65+	43,877	11.1	1169	8.3	2,574	13.5	1,732	7.3	610	6.4	35,272	11.9	2520	7.3
TOTAL *	396,615		14,092		19,120		23,675		9530		295,528		34,670	

*Minus population with unreported age.

SOURCE: Census Enumeration, Wentworth Regional Assessment, Ministry of Revenue, September, 1979.

TABLE A - 3

PERSONS PER OCCUPIED DWELLING UNIT

	1976	1977	1978	1979	1980
ANCASTER	3.5	3.4	3.3	3.2	3.2
DUNDAS	3.2	3.1	3.0	3.0	2.9
FLAMBOROUGH	3.4	3.4	3.3	3.3	3.2
GLANBROOK	3.6	3.5	3.5	3.4	3.3
HAMILTON	2.9	2.8	2.8	2.7	2.7
STONEY CREEK	3.2	3.2	3.1	3.1	3.1
TOTAL REGION	3.0	2.9	2.9	2.8	2.8

SOURCE: Census Enumeration, Wentworth Regional Assessment,
Ministry of Revenue, September, 1979.

TABLE A-4

CONSTRUCTION ACTIVITY - STARTS, COMPLETION AND UNDER CONSIDERATION

JANUARY 1 TO DECEMBER 31, 1980

MUNICIPALITY	STARTS					COMPLETION					(Dec. 31, 1979) UNDER CONSTRUCTION				
	S.F.	S.D.	R	A	TOTAL	S.F.	S.D.	R	A	TOTAL	S.F.	S.D.	R	A	TOTAL
Ancaster	145	6	0	0	151	144	8	0	0	152	51	2	0	0	53
Dundas	12	0	0	0	12	11	6	0	200	217	5	0	0	0	5
Flamborough	85	0	0	0	85	92	12	0	0	104	32	0	0	0	32
Glanbrook	16	0	0	0	16	13	0	0	0	13	10	0	0	0	10
Hamilton	272	53	113	40	478	267	54	46	0	367	78	22	107	40	247
Stoney Creek	228	68	8	0	304	280	76	6	0	362	73	26	8	0	107
REGION	758	127	121	40	1,046	807	156	52	200	1,215	249	50	115	40	454
% OF TOTAL	72%	12%	12%	4%	100%	66%	13%	4%	17%	100%	55%	11%	25%	9%	100%

S.F. = Single Family

S.D. = Semi Detached

R = Row

A. = Apartment

SOURCE: Canada Mortgage &

Housing Corporation

1979 Annual Report

Hamilton Office.

TABLE A - 5

DWELLING UNIT BUILDING PERMITS BY TYPE

JANUARY 1, TO DECEMBER 31, 1980

LOCATION	SINGLES	SEMI	ROW	APARTMENT	TOTAL
Ancaster	125	6	-	-	131
Dundas	5	-	-	-	5
Flamborough	80	-	-	-	80
Glanbrook	15	-	-	1	16
Hamilton	274	46	107	40	467
Stoney Creek	226	76	8	-	310
REGION TOTAL	725	128	115	41	1,009

SOURCE: Canada Mortgage and Housing Corporation.

TABLE A - 6

DWELLING UNIT BUILDING PERMITS 1971 - 1980HAMILTON-WENTWORTH REGION

TYPE OF UNIT	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980
Single Detached	1,277	1,650	1,581	1,722	1,487	1,115	1,042	813	1,006	725
Semi Detached	244	186	144	274	453	328	450	204	188	128
Row	-	482	421	531	1,372	1,101	294	45	58	115
Apartments	3,069	2,756	2,599	2,250	2,147	1,025	902	326	5	41
TOTAL	4,590	5,074	4,745	4,777	5,459	3,569	2,688	1,388	1,257	1,009

SOURCE: 1971 - 1975 Statistics Canada

1976 - 1979 Municipal Building Departments

1980 C.M.H.C.

TABLE A - 7

DEMOLITION PERMITS

JANUARY 1, TO DECEMBER 31, 1980

LOCATION	NUMBER OF DWELLING UNITS			TOTAL
	SINGLES	SEMIS	ROW & APTS	
Ancaster	15	-	-	15
Dundas	2	-	1	3
Flamborough	1	-	-	1
Glanbrook	1	-	-	1
Hamilton	25	2	8	35
Stoney Creek	31	-	-	31
REGIONAL TOTAL	75	2	9	86

SOURCE: Municipal Building Departments
C.M.H.C.

TABLE A - 8

NET* DWELLING UNIT BUILDING PERMITS BY TYPE

JANUARY 1, TO DECEMBER 31, 1980

LOCATION	SINGLES	SEMI	ROW	APARTMENT	TOTAL
Ancaster	110	6	-	-	116
Dundas	3	-	-	1	2
Flamborough	79	-	-	-	79
Glanbrook	14	-	-	-	14
Hamilton	249	44	104	35	432
Stoney Creek	195	76	8	-	279
REGION TOTAL	650	126	112	34	922

SOURCE: C.M.H.C.

*(Building Permits - Demolition Permits)

TABLE A - 9

RESIDENTIAL LOTS BY SUBDIVISIONREGISTERED

(January 1 to December 1980)

AREA MUNICIPALITY	SINGLE FAMILY	SEMI DETACHED	ROW	APARTMENT	TOTAL
Ancaster	287	-	-	100 (est) -	287
Bundas	90	20	-	- -	110
Flamborough	49	-	-	- -	49
Glanbrook	-	-	-	- -	-
Hamilton	242	138	35	- 132	547
Stoney Creek	11	28	-	- -	39
REGION TOTAL	679	186	35	132	1,032

SOURCE: Hamilton-Wentworth Planning and Development Department,
Development Division.

TABLE A - 10

RESIDENTIAL LOTS BY SUBDIVISION

DRAFT APPROVED AND UNDER CONSIDERATION - DECEMBER 31, 1979

MUNICIPALITY	DRAFT APPROVED					UNDER CONSIDERATION				
	Single	Semi Det.	Row	Apt.	TOTAL	Single	Semi Det.	Row	Apt.	TOTAL
ANCASTER	447	32	0	0	479	911	94	310	0	1,315
DUNDAS	832	702	456	0	1,990	117	0	0	0	117
FLAMBOROUGH	599	134	60	0	793	656	562	399	0	1,617
GLANBROOK	0	0	0	0	0	0	0	0	0	0
HAMILTON	1,815	1,169	862	636	4,482	629	388	153	148	1,318
STONEY CREEK	419	482	345	0	1,246	683	482	1,270	471	2,906
REGION	4,112	2,519	1,723	636	8,990	2,996	1,526	2,132	619	7,273

SOURCE: Hamilton-Wentworth Planning and Development Department, Development Division.

TABLE A-11

RESIDENTIAL LOTS CREATED BY LAND SEVERANCE

JANUARY 1 to DECEMBER 31, 1980

LOCATION	SERVICED*	NOT SERVICED	TOTAL 1980	TOTAL 1979
ANCASTER	6	1	6	16
DUNDAS	10	0	10	18
FLAMBOROUGH	5	15	20	34
GLANBROOK	0	2	2	5
HAMILTON	40	0	40	70
STONEY CREEK	13	5	18	23
REGION TOTAL	74	23	97	166

* BOTH SEWER AND WATER

SOURCE: Land Division Committee

TABLE A-12

RESIDENTIAL LOT INVENTORY-1980

SOURCE: REGIONAL PLANNING DEPARTMENT

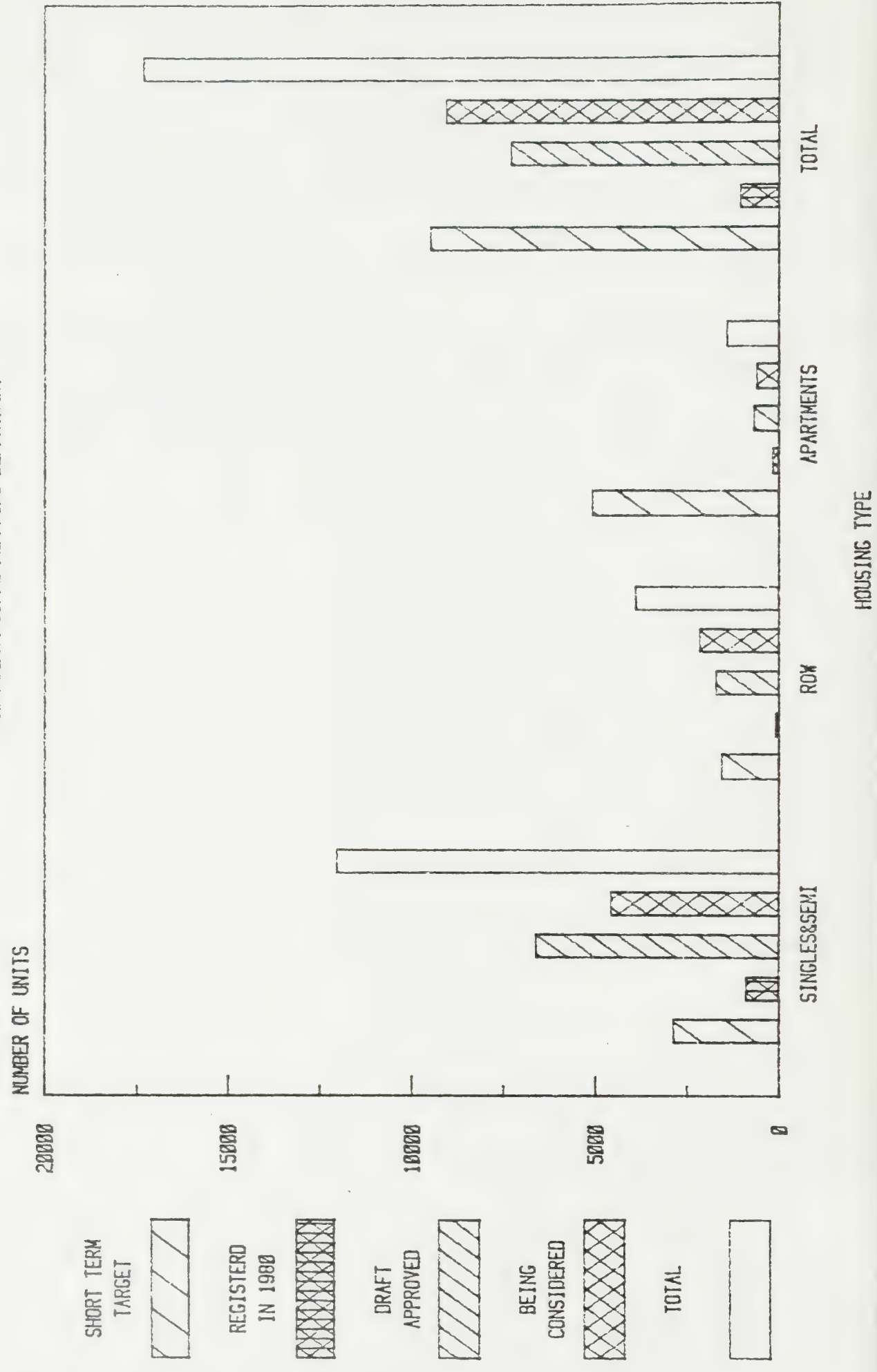


TABLE A - 13

CONDOMINIUM UNITS

December 31, 1980

MUNICIPALITY	REGISTERED IN 1980			DRAFT APPROVED			UNDER CONSIDERATION		
	ROW	APARTMENT	TOTAL	ROW	APARTMENT	TOTAL	ROW	APART.	TOTAL
Ancaster	-	-	-	-	-	-	7*	-	-
Dundas	-	-	-	-	-	-	-	-	-
Flamborough	-	-	-	-	-	-	-	-	-
Glanbrook	-	-	-	-	-	-	-	-	-
Hamilton	-	-	-	237	120	357	-	-	-
Stoney Creek	-	-	-	-	-	-	-	-	-
REGION	-	-	-	237	120	357	7*	-	-

* Singles

SOURCE: Regional Planning and Development - Development Division

TABLE A-14
INVENTORY OF ASSISTED HOUSING UNITS*
DECEMBER 31, 1980

MUNICIPALITIES	PROGRAM	SENIOR CITIZENS UNITS	FAMILY UNITS
Hamilton	Public Housing OHC	3041	1939
	Rent Supplement	402	272
	Private Non Profit	871	386
	SUB TOTAL	<u>4314</u>	<u>2597</u>
Stoney Creek	Public Housing OHC	43	43
Dundas	Public Housing OHC	29	25
Ancaster	Public Housing OHC	45	-
Flamborough	Rent Supplement	9	-
TOTAL REGION		4450	2665

* Inventory does not include units under the Limited Dividend Program.
(In 1976 approximately 1,400 Limited Dividend Units existed)

SOURCE: Canada Mortgage and Housing Corporation, Hamilton-Wentworth
Housing Authority, Ministry of Housing.

